



# Broadgate Legacy: The Journey

TWO-YEAR REVIEW (2017–2018)





Paul Gregory (left) and Charles Horne (right)

## Welcome

*“Our vision for the Broadgate campus is to create a world class, seven day, mixed use destination for London.*”

Through our masterplan for Broadgate, we’re delivering new workplaces, shops and restaurants, along with vibrant public spaces.

Together with framework contractor Sir Robert McAlpine and our other construction partners, we want to ensure our masterplan delivers tangible benefits for the community, boosts local businesses and enhances the environment.

In this review, we outline the achievements of our Broadgate masterplan in the first two years of construction.”

Charles Horne  
Project Director at British Land



## About Broadgate

- Broadgate is central London's largest pedestrian area. Covering 32 acres, it comprises offices, restaurants, retail and leisure, set across four landscaped squares.
- Adjacent to Liverpool Street Station – a future Crossrail station – Broadgate connects the creative, tech-focused communities of Spitalfields, Shoreditch and Old Street with the City of London.
- Co-owners British Land and GIC are investing £1.5bn in Broadgate's evolution. Over 1 million sq ft of space is under development and a further 1 million sq ft is in our medium-term pipeline.
- The Broadgate framework is a 10-year plan to make the most of a unique construction opportunity. Through collaborative working between British Land and Sir Robert McAlpine, the framework will connect with Broadgate's local community to deliver impactful social, economic and environmental benefits.




*“In the first phase of our long-term framework, we have made a strong start. Going forward, we will continue to build on our early engagement to deliver a lasting legacy to the community and showcase the world of construction to local people.”*

Paul Gregory  
Project Director at Sir Robert McAlpine



# Broadgate Legacy

LEGACY HAPPENS AT THE BEGINNING, NOT THE END

| We're focusing on four legacy themes  | Highlights so far  | For more information   |
|---|--|--|
| <p><b>1. Education</b></p> <p>The 6-16 year olds' journey.</p>                              | <p><i>"This project has been a once in a lifetime opportunity for our children."</i></p> <p>Associate Head Teacher, Hoxton Garden Primary School, on the Broadgate time capsule</p>  | <p>Community on pages 12-15.</p>                                 |
| <p><b>2. Employment</b></p> <p>A diverse, job-ready workforce fuelling economic growth.</p> | <p> <b>11% local jobs</b></p> <p>11% of jobs on live projects are fulfilled by local London residents and 71% by people living within 25 miles of the campus.</p>   | <p>Jobs and the Economy on pages 8-11.</p>                       |
| <p><b>3. Business</b></p> <p>Supporting business growth.</p>                                | <p> <b>£1 in every £3 to SMEs</b></p> <p>33% of construction spend went to small and medium sized enterprises, growing their income by around £61m.</p>  | <p>Jobs and the Economy on pages 8-11.</p>                       |
| <p><b>4. Culture</b></p> <p>Beyond the physical.</p>  | <p> <b>3,300 people benefited</b></p> <p>Our construction team's community programme benefited over 3,300 people, including local schoolchildren, students, jobseekers and people affected by homelessness.</p> | <p>Community on pages 12-15 and Great Places on pages 16-17.</p> |



*As custodians of Broadgate, we want our 10-year masterplan to deliver long-lasting social, wellbeing and economic benefits for the people who work, live and spend time in the local area. This all contributes to our strategy of creating Places People Prefer.*



# Evolution of Broadgate



1985

• Prime Minister Margaret Thatcher launches construction at Broadgate.



2005

• Public realm improvements made across the campus, including landscaping and lighting.



2012

• 199 Broadgate opens for business, and work starts on 5 Broadgate and the Broadgate Circle.

• The Queen visits and opens Broadgate.



1991

• The Broadgate Tower and 201 Bishopsgate open, helping redefine London's skyline.



2008



2017

- Broadgate legacy launched with the burial of a time capsule containing letters written by local schoolchildren to their future selves.
- Construction begins at 100 Liverpool Street, 1 Finsbury Avenue and 135 Bishopsgate.



2019

- 3 Broadgate opens.
- 1 Finsbury Avenue and 135 Bishopsgate due to complete.

British Land, Sir Robert McAlpine and GIC sign 10-year construction framework agreement at Broadgate.

2015



Construction gets under way at 3 Broadgate.

2018



100 Liverpool Street due to complete.

Construction will commence at 1 and 2 Broadgate.

Crossrail Elizabeth Line due to open at Broadgate.

2020







One of the steelworkers photographed working on Broadgate's original construction in the 1980s, gets together with colleagues to recreate the image as they work on its transformation today

## Supporting jobs and the economy



### 11% local jobs

11% of jobs on live construction projects fulfilled by local London residents and 71% by people living within 25 miles of the campus. More than 140 new employment opportunities created through the supply chain.



### £87m boost for local businesses

47% of construction spend went to businesses within local boroughs, growing their income by £87m.<sup>1</sup>



### £1 in every £3 to SMEs

33% of construction spend went to small and medium sized enterprises, growing their income by £61m.

<sup>1</sup> Local: within City of London and fringe boroughs



## Boosting local businesses

We want local businesses to benefit from the substantial supply chain opportunities available through our 10-year framework. This will strengthen our supply chain for the future and support London's economic growth.

Local firms have been appointed for elements of cladding, drylining, demolition, logistics and environmental monitoring. Many SMEs working at Broadgate have benefited from training and support in areas such as embodied carbon reporting and the international WELL Building Standard, strengthening their credentials for future opportunities.

To support SMEs to gain access to tender opportunities, we've amended our Achilles accreditation requirements, attended 'Meet the Buyer' events and given presentations at local workshops.

We're also working closely with sub-contractors to discuss and support requirements around social engagement, environmental practice, FIR (Fairness, Inclusion and Respect) and taking on apprenticeships.



1 Finsbury Avenue



## Developing skills for the future

The UK construction industry is facing skills shortages in the coming years, with an ageing workforce and the potential impacts of Brexit.

We're working with Sir Robert McAlpine and our sub-contractors to develop skills for the future and meet upcoming demand. Together, we've provided opportunities for 35 apprentices; 27 trainees and 16 people have gained experience with us through work placements.



Working with local partners such as the East London Business Alliance (ELBA) and Broadgate Connect, we support apprenticeships, work experience and training at Broadgate, as part of Bright Lights, British Land's skills and employment programme.

*"I have had a wonderful week at Sir Robert McAlpine; the experience exceeded my expectations. I have had the opportunity to meet with a wide range of people in a broad range of job roles. Thank you all."*

Kevin, lecturer at Westminster Kingsway College. Kevin took part in our teacher placement programme to share insights into careers in construction, developed with Inspire EBP.

## Supporting local charities

Our Broadgate construction partners worked with charities on projects to support 28 people affected by homelessness. Together with our volunteers, homeless charity Crisis provided participants with pre-employment training and guidance on gaining employment. Local charities Providence Row and Poetry in Wood worked with candidates to create artworks, exploring their creativity and developing woodwork skills.



### Project Futures apprentices:

We supported an apprenticeship initiative launched by our sub-contractor Stortford Interiors and the Federation of Interior Specialists (FIS) at Broadgate. This programme provides a bespoke drylining and carpentry apprenticeship for 30 new entrants over the next three years, and some of these apprentices started their training at Broadgate.



## Tomorrow's engineers

Events to inspire a new generation of engineers included workshops on structural engineering and tower crane logistics for students interested in studying engineering at university, delivered in partnership with The City Centre.



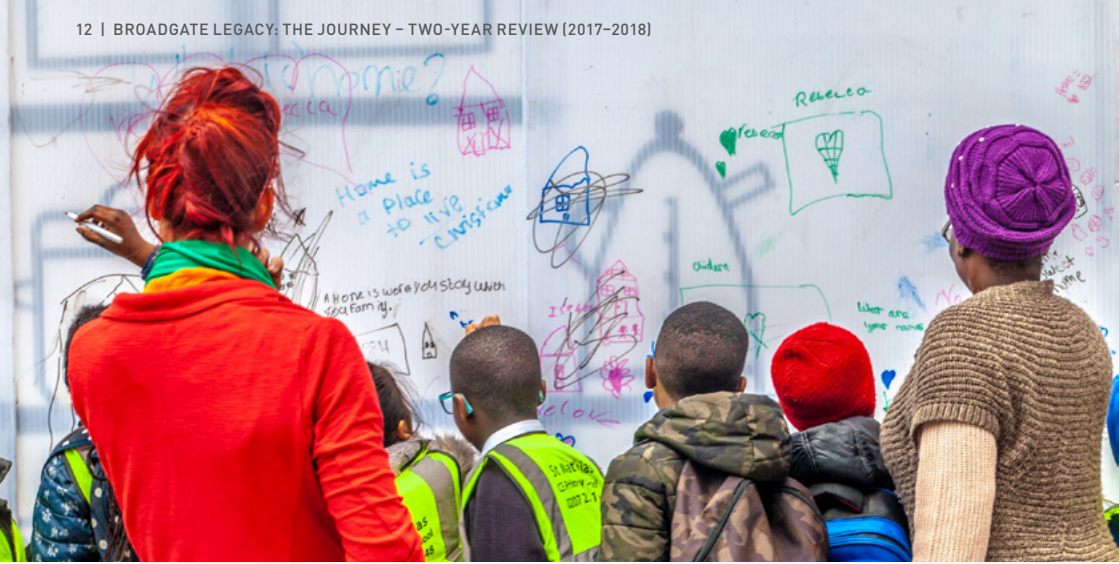
*"Sir Robert McAlpine delivered a fantastic structural engineering workshop. They went over and above our expectations to make the young people feel welcomed and informed, giving them access to a huge range of professionals."*

Lettie, Head of Learning at The City Centre

*"I really had a great time and learned a lot."*

18-year-old Nayane





# Making a positive difference to our community



**3,300 people benefited**

Local schoolchildren, students and jobseekers all benefited from our construction team's community programme.



**£21,000 raised**

Fundraising and donations include support for local charities Mind, RichMix and Hackney Winter Shelter.



**2,000 volunteering hours**

Our construction team took part in school workshops, career fairs, site tours for students, charity events, mentoring and local community days.





## Connecting with local young people

We want to help young people growing up alongside the changing Broadgate to feel proud to be part of the site.

Engaging students over the lifetime of the 10-year project, we aim to contribute to their knowledge and raise the image of construction.

We hope more local young people feel inspired to pursue careers at Broadgate or in our sector in the future.

During this period, we welcomed around 170 students on site tours at Broadgate, including 40 for work experience and placements.

## Long-term partnerships

The Broadgate framework provides a unique 10-year opportunity for us to engage with students of all ages.

Building on early initiatives, we look forward to developing lasting partnerships with local schools and educational organisations. Together, we will support 6–16 year olds, as well as university and college students – helping nurture future talent.

## Hoxton Primary

Working closely with teachers at Hoxton Primary School, we've run 14 workshops for 110 children, supporting curriculum learning.

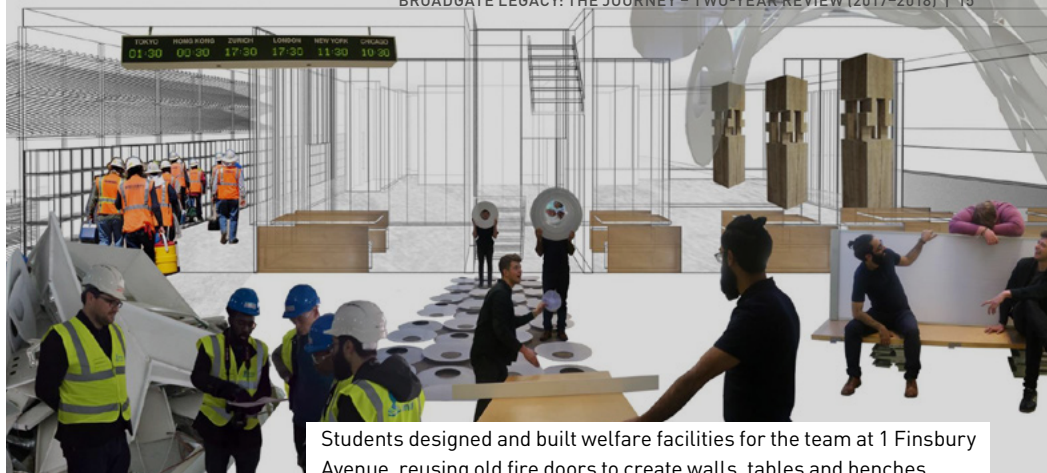
Activities started with children writing letters to their future selves for a Broadgate time capsule. Pupils also built homes out of straws, created model welfare facilities from cardboard, came up with ideas for a charity and designed a sustainable city on wood recycled from Broadgate.

*"We learnt all about teamwork and working together."*

Year 2 pupil







Students designed and built welfare facilities for the team at 1 Finsbury Avenue, reusing old fire doors to create walls, tables and benches

*“It’s been an assault course in architecture and construction that has taken us beyond the confines of a normal practice.”* Student at the University of East London

### Clapton Girls Academy

We’ve delivered several projects for students at Clapton Girls Academy, with a view to expanding our relationship in the coming years.

Working with the school, we’re supporting science, technology, engineering and maths (STEM) activities, such as structural projects.

We have also engaged with students on different career opportunities in construction and advised them on A Level subjects to support their career choices.

### University of East London

In partnership with the University of East London, we’ve run two successful competitions giving local students the chance to get involved in live projects at Broadgate. The winning students

benefited from six months’ paid work experience, strengthening their portfolios and gaining insights from architects, engineers and other professionals. In the first two years, all the winning students have progressed into full-time employment or further study. The Broadgate Design Manager is now also lecturing at the University and providing additional support.

*“There’s real enthusiasm from the team for their new facilities, which have the feel of a high street restaurant.”*

Jeff, Framework Design Manager,  
Sir Robert McAlpine

# Creating great places for people and planet



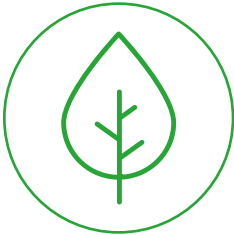
## BREEAM Excellent

BREEAM Excellent target for all new offices, demonstrating excellence on efficiency, ecology, wellbeing and other sustainability criteria.



## 12 mental health first aiders

659 people have received mental health awareness training.



## 100% sustainable timber

All timber to date from sustainable sources, in line with our target, as certified by the gold standards for well-managed forests, FSC and PEFC.

## A natural boost

Greenery is not only good for biodiversity, but also satisfies our instinct to connect with the natural world; which, as many studies show, boosts wellbeing.

## A breath of fresh air

In partnership with King's College London, we're monitoring air quality across the campus. Together, we hope to enhance understanding of the impacts of construction on air quality and identify opportunities to improve.



Construction hoarding along 135 Bishopsgate promoted a campaign by the City of London and its partners to celebrate 200 years of UK cycling

## Positive workplace culture

Mental health activities for our construction team included 'tea and talk' sessions, meditation and massages. Additional activities with charity partners encouraged healthy lifestyles, flagged the signs of cancer and explored topics such as prostate health, alcohol, blood pressure, diabetes and noise.

## One of the smartest new buildings in London

At 100 Liverpool Street, we're targeting the Platinum WiredScore for connectivity, BREEAM Excellent for sustainability and WELL Gold certification for wellbeing.

- Smart technologies include smart access and optimisation of lighting, temperatures and air quality for wellbeing.
- Over 24,000 sq ft of lushly landscaped outdoor terraces will open up opportunities for people to enjoy nature during their daily lives.
- Over 660 cycle spaces, along with lockers and showers, will support active lifestyles.
- 100% of electricity will be purchased from certified renewable sources (REGO backed) and 10% of water will come from recycled sources.
- Over 7,000 tonnes less embodied carbon, thanks to approx. 50% of the existing building structure and foundations being retained and strengthened.



# Broadgate Legacy

OUR COMMUNITY LEGACY IS BASED ON AN ETHOS OF TRUST, HONESTY AND COLLABORATION

A big thank you to all the people and organisations involved in Broadgate's evolution – helping us create a world class destination for London and a lasting positive legacy.

*We're excited for the future...*



Hikapee Theatre show entertaining students at Broadgate and promoting careers in the built environment





# Broadgate Legacy – Find out more

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## About this review

All information in this review relates to construction activity for the Broadgate framework. We make additional social and environmental contributions through our ongoing property management activity.

## We welcome your feedback

All information presented in this Review is for the period from 1 January 2017 to 31 December 2018.



Images provided by British Land and Sir Robert McAlpine.